



**9 Harraby Grove, Carlisle, Cumbria, CA1 2QN**

**Offers in the region of  
£147,500**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end link house situated within a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge and a spacious dining kitchen. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, block paved on site parking and a low maintenance garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.



### Directions

Proceed South along London Road and turn left onto Harraby Grove. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hallway

Approached by a door to front, incorporating stairs to the first floor.

Lounge 17'6" x 12'4" max x 9'0" min (5.342m x 3.771m max x 2.757m min)



Incorporating a double glazed window to front, under stairs storage cupboard and a feature fireplace with surround, inset and hearth.





**Dining Kitchen 15'6" x 10'0" max x 8'5" min (4.746m x 3.073m max x 2.581m min)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob. Tiled splash areas, sink unit with mixer tap, space for a fridge/freezer and plumbing for a washing machine. Two double glazed windows to rear, door to rear and space for a tumble drier.



### First Floor Landing



Incorporating a built in storage cupboard and loft access with a pull down ladder. The loft is part boarded.

### Bedroom One 13'5" x 9'3" (4.096m x 2.835m)



A double bedroom incorporating a double glazed window to front and fitted wardrobe/storage.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)





**Bedroom Two 10'8" x 8'6" (3.273m x 2.612m)**

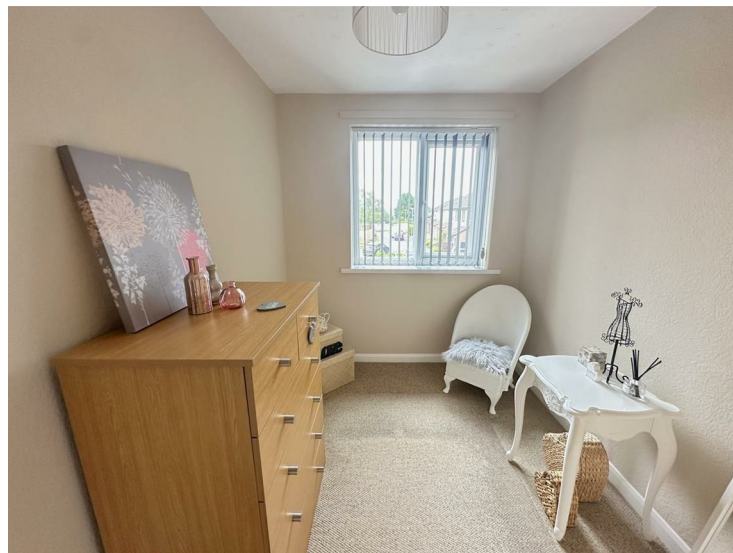


A double bedroom incorporating a double glazed window to rear.

**Bedroom Three 9'11" x 6'9" (3.032m x 2.074m)**



Incorporating a double glazed window to front and built in storage.

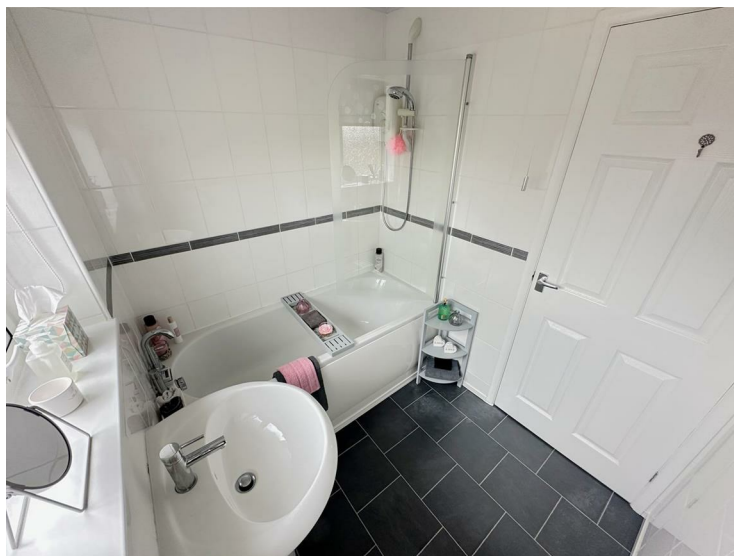


**Bathroom 6'8" x 5'6" (2.053m x 1.678m)**



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, tiling to all walls, panelled ceiling and laminate floor.



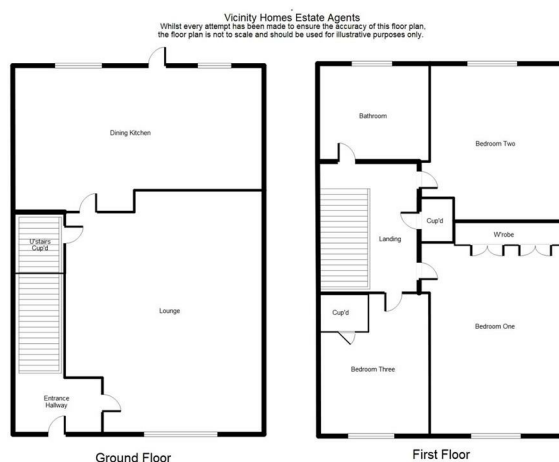


## Outside



The property is approached by block paved on site parking for one vehicle and flower & shrub beds. To the rear of the property there is a good sized enclosed low maintenance garden with patio seating areas, shed and gated access.

## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## Tenure

The property is Freehold.

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4535-3823-4500-0939-2226>

## Council Tax

The property is in Council Tax Band B.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that

decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

**Misrepresentation Act 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

